

ANNEXURE ___ OF HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME

NOT YET PROMULGATED

1 of 12

PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32 – 34 BLUE HILLS AH)

ERVEN 1 - 4

1	Use Zone	XVI: Special
2	Uses permitted	Offices and residential building
3	Uses with consent	Place of instruction and hotel
4	Uses not permitted	All other uses
5	Definitions	Office: Clause 2.40 Residential building: Clause 2.54
6	Density	80 dwelling-units per hectare
7	Coverage	As per site development plan
8	Height	As per site development plan
9	Floor space ratio	0,55
10	Site development plan and landscape development plan	(1) A Site Development Plan (SDP), compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval. (2) The street frontage of the erven and exterior of buildings shall be treated in accordance with the site development plan. (3) The landscaping in terms of the landscape development plan shall be completed with completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	(1) Street boundaries: 5 m (2) All other building lines shall be in accordance with the approved site development plan.
12	Parking requirements	As per Clause 31.4, Table K
13	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.

SIGNED BY

DATE

ANNEXURE ___ OF HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME

NOT YET PROMULGATED

2 of 12

**PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32
- 34 BLUE HILLS AH)**

14	Access to the holding	Entrances and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality The Erven are subject to a line-of-no-access restriction along Willow Street as shown.
15	Loading & off-loading facilities	Loading facilities shall be provided on the erf to the satisfaction of the Municipality and all loading and unloading and / or fuelling of vehicles (related to the approved land-use) activities shall take place on the erf.
16	Turning facilities	Turning space for vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed with the consent of the Municipality.
17	Physical barriers	(1) A permanent, non-removable physical barrier which restricts vehicular and pedestrian movement shall be erected and maintained on the boundary of the Erven along the line-of-no-access. The height, siting, design, materials and finishing of the barrier shall be to the satisfaction of the Municipality. (2) Physical barrier/s shall be erected and maintained on any common boundary shared with a Residential 1, 2 or 3 zoning to the satisfaction of the Municipality.
18	Health measures	(1) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality (2) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the Municipality.
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.

20 General:
(1) No individual building shall be occupied before completely developed: Provided that the

SIGNED BY

DATE

**PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32
- 34 BLUE HILLS AH)**

Municipality may, in exceptional circumstances, grant consent thereto.

- (2) An engineer must be appointed before the approval of building plans, who must design, specify and supervise structural measures for the foundations of all structures, according to the soil classification for each zone as described in the geological report. On completion of the structures, he must certify that all his specifications have been met.
- (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Halfway House and Clayville Townplanning Scheme, 1976.

SIGNED BY

DATE

ANNEXURE ___ OF HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME

NOT YET PROMULGATED

4 of 12

PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32 – 34 BLUE HILLS AH)

ERF 5

1	Use Zone	XVI: Special
2	Uses permitted	Drive-in / take-away restaurant
3	Uses with consent	Motor dealerships and storage facility
4	Uses not permitted	All other uses
5	Definitions	Drive-in restaurant: means land and buildings used for the preparation and consumption of food and refreshments by clients in parked vehicles and may include take-aways.
6	Density	Not applicable
7	Coverage	Two (2) storeys
8	Height	As per site development plan
9	Floor space ratio	250m ² maximum
10	Site development plan and landscape development plan	(1) A Site Development Plan (SDP), compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval. (2) The street frontage of the erven and exterior of buildings shall be treated in accordance with the site development plan. (3) The landscaping in terms of the landscape development plan shall be completed with completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	(1) Summit Road (P562): 16m: provided that this condition may be relaxed to allow the encroachment of the building-line up to 10m with the consent of the Gauteng Department of Public Transport, Roads and Works (Gauteng Provincial Roads). (2) All other street boundaries: 5 m (3) All other building lines shall be in accordance with the approved site development plan.

SIGNED BY

DATE

.....

ANNEXURE ___ OF HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME

NOT YET PROMULGATED

5 of 12

**PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32
– 34 BLUE HILLS AH)**

12	Parking requirements	To the satisfaction of the Municipality
13	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the holding	Entrances and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality The Erven are subject to a line-of-no-access restriction along Summit Road (P562) as well as the Right-of-Way servitude (Administrator's Notice 123 of 1979) as shown.
15	Loading & off-loading facilities	Loading facilities shall be provided on the erf to the satisfaction of the Municipality and all loading and unloading and / or fuelling of vehicles (related to the approved land-use) activities shall take place on the erf.
16	Turning facilities	Turning space for vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed with the consent of the Municipality.
17	Physical barriers	(1) A permanent, non-removable physical barrier which restricts vehicular and pedestrian movement shall be erected and maintained on the boundary of the Erven along the line-of-no-access. The height, siting, design, materials and finishing of the barrier shall be to the satisfaction of the Municipality. (2) Physical barrier/s shall be erected and maintained on any common boundary shared with a Residential 1, 2 or 3 zoning to the satisfaction of the Municipality.
18	Health measures	(1) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality (2) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the Municipality.

SIGNED BY

DATE

.....

ANNEXURE ___ OF HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME

NOT YET PROMULGATED

6 of 12

**PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32
- 34 BLUE HILLS AH)**

19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
----	---------------------	--

- 20 General:
- (1) No individual building shall be occupied before completely developed: Provided that the Municipality may, in exceptional circumstances, grant consent thereto.
 - (2) An engineer must be appointed before the approval of building plans, who must design, specify and supervise structural measures for the foundations of all structures, according to the soil classification for each zone as described in the geological report. On completion of the structures, he must certify that all his specifications have been met.
 - (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Halfway House and Clayville Townplanning Scheme, 1976.

SIGNED BY

DATE

ANNEXURE ___ OF HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME

NOT YET PROMULGATED

7 of 12

PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32 – 34 BLUE HILLS AH)

ERVEN 6 - 11

1	Use Zone	XVI: Special
2	Uses permitted	Motor dealerships and motor fitment centre
3	Uses with consent	Storage facility and shops
4	Uses not permitted	All other uses
5	Definitions	<p>(1) A motor dealership: Means land and buildings used for an integrated service which provides a full range of related activities in respect of a specific vehicle range and includes a motor workshop, offices, the sale of new spare parts and the sale of new and used vehicles of that specific range only within a motor showroom: Provided that a motor showroom shall be in an approved building.</p> <p>(2) Vehicle fitment centre: Means land and buildings used for a service which provides a range of related activities in respect of the sale and fitment of new parts and accessories to vehicles, including <i>inter alia</i> tyres, shock absorbers, tow- and / or bullbars, windscreens and canopies, alarms and immobilisers, and offices related to the fitment centre.</p>
6	Density	Not applicable
7	Coverage	As per site development plan
8	Height	Two (2) storeys
9	Floor space ratio	0,6 maximum
10	Site development plan and landscape development plan	<p>(1) A Site Development Plan (SDP), compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval.</p> <p>(2) The street frontage of the erven and exterior of buildings shall be treated in accordance with the site development plan.</p> <p>(3) The landscaping in terms of the landscape development plan shall be completed with completion of the development</p>

SIGNED BY

DATE

ANNEXURE ___ OF HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME

NOT YET PROMULGATED

8 of 12

PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32 – 34 BLUE HILLS AH)

		or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	(1) Main Road (P66-1) / K171 / Summit Road (P562): 16m; provided that this condition may be relaxed to allow the encroachment of the building-line up to 10m with the consent of the Gauteng Department of Public Transport, Roads and Works (Gauteng Provincial Roads). (2) All other street boundaries: 5 m (3) All other building lines shall be in accordance with the approved site development plan.
12	Parking requirements	To the satisfaction of the Municipality
13	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the holding	Entrances and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality The Erven are subject to a line-of-no-access restriction along Main Road (P66-1) / K171 / Summit Road (P562) as shown.
15	Loading & off-loading facilities	Loading facilities shall be provided on the erf to the satisfaction of the Municipality and all loading and unloading and / or fuelling of vehicles (related to the approved land-use) activities shall take place on the erf.
16	Turning facilities	Turning space for vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed with the consent of the Municipality.
17	Physical barriers	(1) A permanent, non-removable physical barrier which restricts vehicular and pedestrian movement shall be erected and maintained on the boundary of the Erven along the line-of-no-access. The height, siting, design, materials and finishing of the barrier shall be to the satisfaction of the

SIGNED BY

DATE

ANNEXURE ___ OF HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME

NOT YET PROMULGATED

9 of 12

**PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32
- 34 BLUE HILLS AH)**

		Municipality. (2) Physical barrier/s shall be erected and maintained on any common boundary shared with a Residential 1, 2 or 3 zoning to the satisfaction of the Municipality.
18	Health measures	(3) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality (4) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the Municipality.
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.

20 General:

- (1) No individual building shall be occupied before completely developed: Provided that the Municipality may, in exceptional circumstances, grant consent thereto.
- (2) An engineer must be appointed before the approval of building plans, who must design, specify and supervise structural measures for the foundations of all structures, according to the soil classification for each zone as described in the geological report. On completion of the structures, he must certify that all his specifications have been met.
- (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Halfway House and Clayville Townplanning Scheme, 1976.

SIGNED BY

DATE

ANNEXURE ___ OF HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME

NOT YET PROMULGATED

10 of 12

PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32 – 34 BLUE HILLS AH)

ERVEN 13 - 16

1	Use Zone	XVI: Special
2	Uses permitted	Retail centre, shops, places of refreshment associated and subservient to office uses
3	Uses with consent	Dry cleaners, laundries, bakeries, confectionaries and place of instruction
4	Uses not permitted	All other uses
5	Definitions	<p>(1) Retail centre: Means land and buildings accommodating shops including <i>inter alia</i>: catering, a confectionary, dress-making, and tailoring, engraving, instant printing and copying, jewellery manufacturing, photographic processing, picture framing, and screen printing.</p> <p>(2) Shop: Clause 2.55, excluding land-uses that are not associated and subservient to office land-uses.</p> <p>(3) Resturant: Clause A/S 1261, further defined as land and buildings used for the preparation, sale and consumption of refreshments on the property such as a restaurant, café, coffee shop, tea room, tea garden, and may include take-aways and soft background music for the customers and is associated and subservient to office land-uses.</p>
6	Density	Not applicable
7	Coverage	As per site development plan
8	Height	Two (2) storeys
9	Floor space ratio	<p>(1) Shops: 0,3</p> <p>(2) Place of refreshment: restricted to 1 000m² gross floor area.</p>
10	Site development plan and landscape development plan	<p>(1) A Site Development Plan (SDP), compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval.</p> <p>(2) The street frontage of the erven and exterior of buildings shall be treated in accordance with the site development plan.</p> <p>(3) The landscaping in terms of the landscape development</p>

SIGNED BY

DATE

ANNEXURE ___ OF HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME

NOT YET PROMULGATED

11 of 12

**PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32
- 34 BLUE HILLS AH)**

		plan shall be completed with completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	(1) All street boundaries: 5 m (2) All other building lines shall be in accordance with the approved site development plan.
12	Parking requirements	(1) Retail centre: To the satisfaction of the Municipality (2) Shops: Clause 31.4, Table K (3) Restaurant: Clause 31.4, Table K
13	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the holding	Entrances and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality.
15	Loading & off-loading facilities	Loading facilities shall be provided on the erf to the satisfaction of the Municipality and all loading and unloading and / or fuelling of vehicles (related to the approved land-use) activities shall take place on the erf.
16	Turning facilities	Turning space for vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed with the consent of the Municipality.
17	Physical barriers	Physical barrier/s shall be erected and maintained on any common boundary shared with a Residential 1, 2 or 3 zoning to the satisfaction of the Municipality.
18	Health measures	(1) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality (2) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the Municipality.

SIGNED BY

DATE

ANNEXURE ___ OF HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME

NOT YET PROMULGATED

12 of 12

**PROPERTY DESCRIPTION: ERVEN 1 - 16, BLUE HILLS EXTENSION 74 (ON HOLDINGS 25, 32
– 34 BLUE HILLS AH)**

19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
----	---------------------	--

- 20 General:
- (1) No individual building shall be occupied before completely developed: Provided that the Municipality may, in exceptional circumstances, grant consent thereto.
 - (2) An engineer must be appointed before the approval of building plans, who must design, specify and supervise structural measures for the foundations of all structures, according to the soil classification for each zone as described in the geological report. On completion of the structures, he must certify that all his specifications have been met.
 - (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Halfway House and Clayville Townplanning Scheme, 1976.

SIGNED BY

DATE

.....